



REZONING

July 15, 2004

FILE: RZ 04-06-04

R-3 TO T-R

Property Information

| | |
|----------------------------|---------------------------------|
| Tax ID | Tax Map Parcel 081A 048 |
| Location/address | 622 Fury's Ferry Road |
| Parcel Size | 5.4 acres |
| Current Zoning | R-3 (single-family residential) |
| Request | T-R (townhouse residential) |
| Proposed Use | Townhome Development |
| Commission District | District 1 (Brown) |
| Recommendation | Approval |

Summary and Recommendation

William and Mary Hitt request rezoning of 5.4 acres at 622 Fury's Ferry Road from R-3 (single-family residential) to T-R (townhouse residential) for town homes development.

This location has access to water and sewer. Fury's Ferry Road is currently under construction by the Georgia Department of Transportation to widen from two to four lanes with a raised concrete median. This section will likely not have a median cut and is therefore more favorable for residential development as opposed to commercial or office development.

The Growth Management Plan designates this parcel for Office and Professional use. Staff believes that high-density residential such as this request would have a similar impact on the surrounding area. The request would also be consistent with the emerging land use and development pattern, as there are patio homes being developed to the south of this tract adjacent to Oakbrook Subdivision and town homes under construction north of this tract near the intersection of Evans to Locks Road.

The only major comment received from the interdepartmental review is the requirement for Georgia Department of Transportation review for access onto Fury's Ferry Road (SR 28). The Board of Education did note that all schools serving this proposed development are over their design capacity.

Staff recommends approval of this request.



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Interdepartmental Review

Water and Sewer: A 16-inch water line and an 8-inch sewer line are available along the east side of Fury's Ferry Road. Sewer access is 200 feet away from the property along the right of way (ROW) of Fury's Ferry Road. The project will not affect the existing water and sewer infrastructure in the area.

Board of Education: Steven's Creek Elementary, Lakeside Middle, and Lakeside High Schools will serve this development. All schools are over their design capacity.

Construction and Maintenance: The Georgia Department of Transportation is currently widening Fury's Ferry Road from 2 to 4 lanes. Access to Fury's Ferry Road must be reviewed by the Georgia Department of Transportation.

Sheriff: Development in this area will increase vehicular traffic. Additional patrols will be needed to monitor increased traffic flow and safety conditions. A deceleration lane into the project is recommended.

Health Department: County water and sewer are available.

Engineering: Site lies in the Reed Creek Drainage Basin. On-site detention is required. Site plans must be submitted and approved by the County Engineer.

Planning: Opaque buffers are required along the all property lines except the street frontage.

Growth Management Plan

The Columbia County Growth Management Plan designates the property for Office and Professional use. Nearby tracts have been developed as either for patio homes or town homes. The request for high density residential is comparable in terms of impact with office and professional use.

Zoning and Development Regulations

The town home residential district can be developed at a density no greater than 8 units per acre. A minimum of 10% of the development must be set aside as open space.

Opaque buffers are required along the all property lines except the street frontage. This site must have a 40 foot rear and side setback of which 20 feet must be maintained as a buffer. An opaque buffer no less than 6 feet high is required between the town house residential property and the adjacent single-family residential tracts and planned unit development district and will be reviewed upon future development of this project.

All high-density residential and non-residential projects must present a landscaping/tree protection plan which shows the limits of land disturbance, approximate location of each 16-inch in diameter or larger tree with each tree designated whether it is to remain or to be removed, and required buffers.



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The area is comprised of R-2, R-3, T-R, PDD, PUD, C-1, and C-2 zoning. Recent rezoning activity has been centered north of this tract at the intersection of Evans to Locks Road, including the development of townhomes and the recent construction of a Walgreen drug store. The request would be consistent with the zoning and development pattern along this corridor.

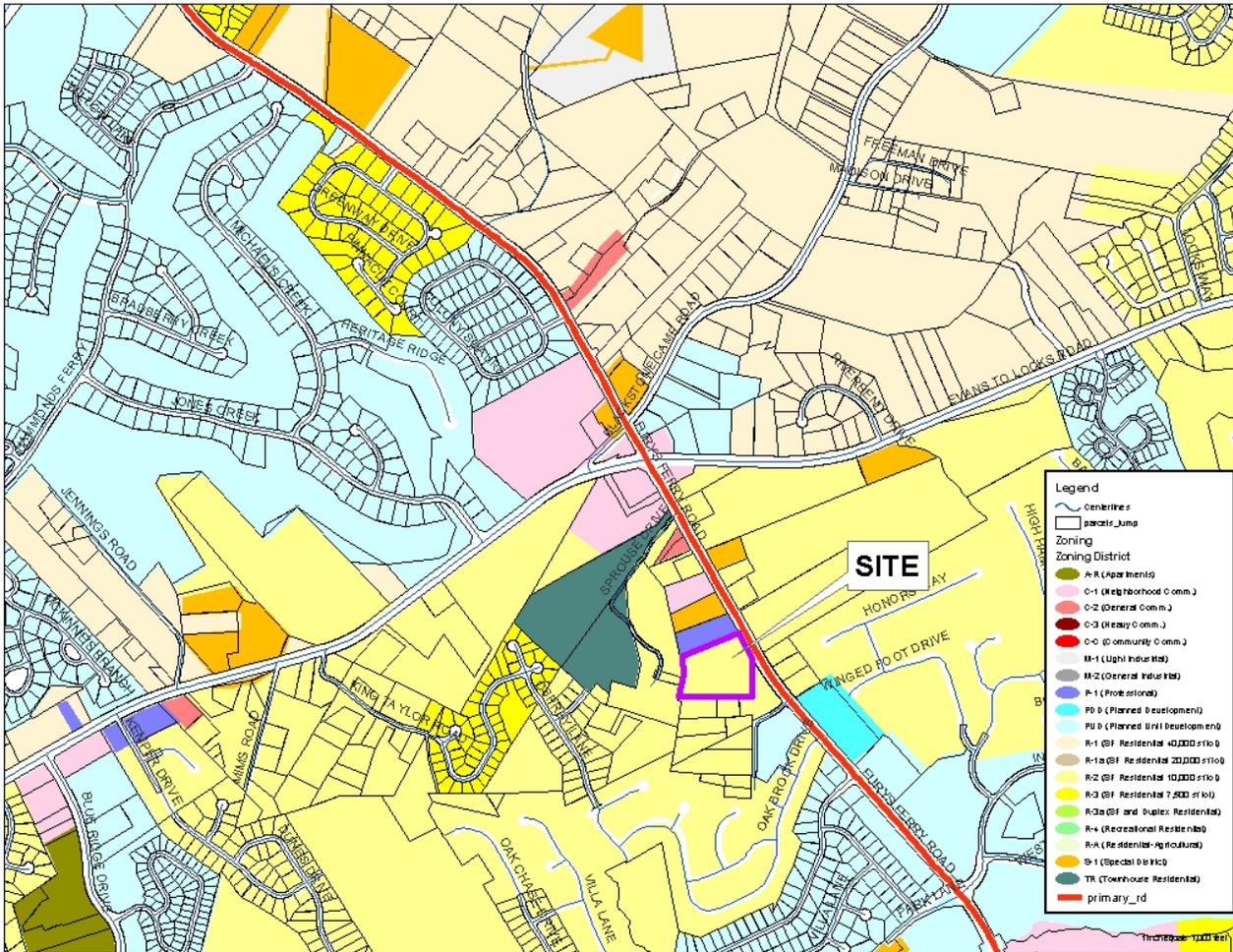
Criteria for Evaluation of Rezoning Request

| Criteria Point | Comment |
|---|---|
| <p>Whether the zoning proposal will permit a use that is suitable in view of the zoning and development of adjacent and nearby property.</p> | <p>The request is consistent with the prevailing zoning and land use pattern.</p> |
| <p>Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.</p> | <p>The request should not adversely affect the nearby neighborhood.</p> |
| <p>Whether the zoning proposal is compatible with the purpose and intent of the GMP.</p> | <p>The request is consistent with the intent and purpose of the GMP in terms of impact on the surrounding area.</p> |
| <p>Whether there are substantial reasons why the property cannot or should not be used as currently zoned.</p> | <p>The use of these sites for single-family residential is limited due to the adjacent development pattern in that area. In addition, the GMP designates the site for office use.</p> |
| <p>Whether the proposal could cause excessive or burdensome use of public facilities or services.</p> | <p>This project will not adversely affect public facilities and services.</p> |
| <p>Proposal is supported by new or changing conditions not anticipated by the GMP or reflected in existing zoning on the property or surrounding properties.</p> | <p>This site is projected to be developed as office/professional use in the GMP</p> |
| <p>Proposal reflects a reasonable balance between the promotion of Health, Safety, and Welfare against the right to unrestricted use of property.</p> | <p>The request meets this balance test.</p> |

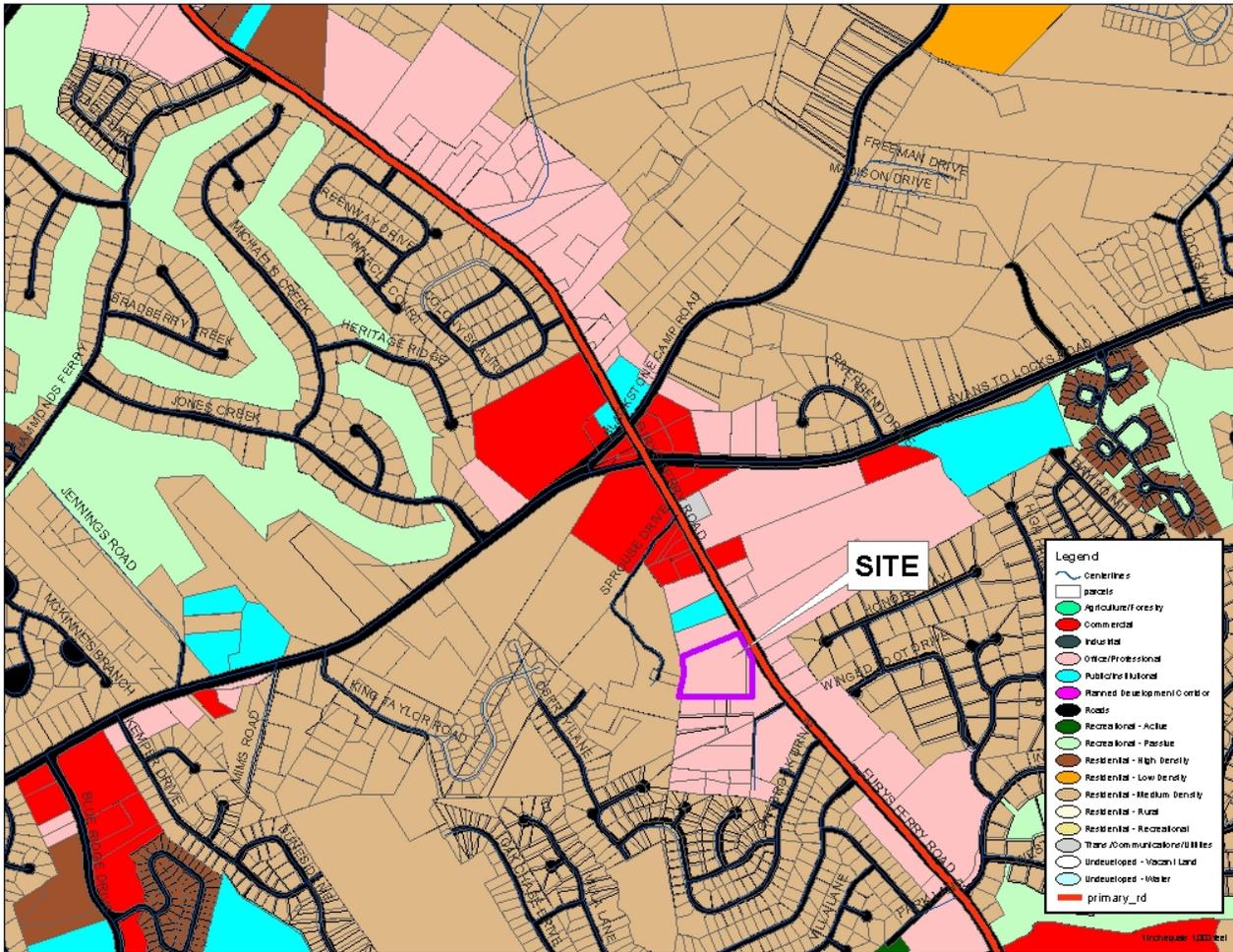
Aerial/Future Land Use/Zoning



Aerial of Site



Current Zoning: Note the large area of T-R to the northwest of this tract. The small PUD zoning south of this tract is for a patio-home development.



GMP Future Land Use Map: Note the large area of office/professional along this corridor. Staff is of the opinion that higher-density residential development would be better suited for much of this area, as the impacts on the surrounding area are similar.